

046.0

0002

0004.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

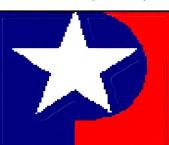
Total Card / Total Parcel

USE VALUE:

1,033,500 / 1,033,500

ASSESSED:

1,033,500 / 1,033,500



PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NORRIS PATRICIA B
Owner 2:	SCHRAUTH ANTHONY J
Owner 3:	NORRIS SUSAN D

Street 1: 104 MEDFORD ST APT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CARUSONE KATHLEEN -

Owner 2: -

Street 1: 104 MEDFORD ST APT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,716 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Asbestos Exterior and 3183 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 13 - Multi-Garden	2	Rating: Good																				
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:																	
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																	
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath:	Rating:																	
Prime Wall: 5 - Asbestos				A HBth:	Rating:																	
Sec Wall:		%		OthrFix:	Rating:																	
Roof Struct: 2 - Hip																						
Roof Cover: 1 - Asphalt Shgl																						
Color: GREEN																						
View / Desir:																						
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH										
Grade: C+ - Average (+)				Kits: 2	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1												
Year Blt: 1911	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O													
Alt LUC:	Alt %:			Fpl:	Rating:			Other														
Jurisdct: G12	Fact: .			WSFlue:	Rating:			Upper														
Const Mod:								Lvl 2														
Lump Sum Adj:								Lvl 1														
INTERIOR INFORMATION				CONDOS INFORMATION				RES BREAKDOWN				SKETCH										
Avg Ht/FL: STD				Location:				Exterior:														
Prim Int Wall: 2 - Plaster				Total Units:				Interior:														
Sec Int Wall:		%		Floor:				Additions:														
Partition: T - Typical				% Own:				Kitchen:	2004													
Prim Floors: 3 - Hardwood				Name:				Baths:														
Sec Floors:		%						Plumbing:														
Bsmnt Flr: 12 - Concrete								Electric:														
Subfloor:								Heating:														
Bsmnt Gar:								General:														
Electric: 3 - Typical																						
Insulation: 2 - Typical																						
Int vs Ext: S																						
Heat Fuel: 2 - Gas																						
Heat Type: 3 - Forced H/W																						
# Heat Sys: 2																						
% Heated: 100		% AC:																				
Solar HW: NO	Central Vac: NO																					
% Com Wall	% Sprinkled:																					
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 046.0-0002-0004.A										IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
3	Garage	D	Y	1	20X20	A	GD	1911	21.25	T	30	104			6,000		6,000					
EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
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(Liv) Units: 2	Total: 2			A 3QBth:	Rating:																	
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# Heat Sys: 2																						
% Heated: 100		% AC:																				
Solar HW: NO	Central Vac: NO																					
% Com Wall	% Sprinkled:																					
CALC SUMMARY				COMPARABLE SALES										IMAGE								
Basic \$ / SQ:	170.00	Rate	Parcel ID	Typ	Date	Sale Price			PARCEL ID 046.0-0002-0004.A										AssessPro Patriot Properties, Inc			
Size Adj.:	0.97987747																					
Const Adj.:	0.95940399																					
Adj \$ / SQ:	159.817																					
Other Features:	117500																					
Grade Factor:	1.10																					
NBHD Inf:	1.00000000																					
NBHD Mod:																						
LUC Factor:	1.00																					
Adj Total:	765632																					
Depreciation:	142408																					
Deprecated Total:	623224																					
WtAv\$/SQ:																						
AvRate:																						
Juris. Factor:	1.00																					
Special Features:	0																					
Final Total:	623200																					
Val/Su Net:	125.32																					
Val/Su SzAd:	195.79																					
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 046.0-0002-0004.A										IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
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